MP Immoselection
Via Lützelbuch - Lützelbucherstrasse 17 - 39030 Gais - Gais
Phone number +393479013406

Apartment
Stegen - Stegona
€ 980.000
Ref. BK1211



161 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Exclusive 4-Room Apartment CasaClima A Nature with Private Garden – Brunico/Stegona

Description:
In a quiet yet semi-central location in Stegona (Brunico), we offer for sale a stunning and spacious four-room apartment of recent construction, maintained in pristine condition.
The property combines high energy efficiency certified as CasaClima A Nature with durable, high-end finishes. The true highlight of the home is the large, sun-drenched private garden—a peaceful oasis perfect for enjoying outdoor living throughout the warmer months.

Layout:
Living Area: Imposing and remarkably bright living space, with a smartly integrated yet tucked-away kitchen.
Sleeping Area: Two comfortable double bedrooms and a versatile single bedroom.
Bathrooms: An elegant main bathroom with a window, featuring both a bathtub and a modern walk-in shower, plus a guest bathroom.
Additional Amenities: A practical storage cellar and a spacious double garage (estimated value approx. €75,000).
The apartment will be delivered freshly painted and complete with a fully fitted kitchen (remaining furniture excluded).

Legal & Tax Advantages:

Free Property: Not subject to local residency restrictions (can be purchased as a second home or investment).
Private Sale: Subject to registration tax based on cadastral value (No VAT), resulting in significant savings on closing costs.

Certification

Energy Class: A4

Property details

Zip Code: 39031	**Total net area**: 111.00
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**State of Preservation**: Excellent
Heating: independent	**Lift**: Yes
Year of construction: 2018	**Building Costs**: € 250
Garden: Private	**Kitchen**: Exposed Kitchen
Box: Double	

Features

Tv Antenna: common	Tv SAT: common	Internet coverage: fibre optic
Wiring: by law	window shutters: electric roller shutters	Bathrooms: with bathtub and shower
Free/Convenzionato: free	Heating: district heating	Taxation: cadastral value tax

















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